

**Development Standards Committee
May 19, 2021 at 5:00 p.m.
The Woodlands Township**

Members Present: Arthur Bredehoft, Robert Heinemann, John Anderson, Bob Adams, John A Brown, and David Smith

Members Absent: Mary Funderburg

Staff Present: Neslihan Tesno and Kimberly McKenna

Legal Counsel: Brett Strong

I. Welcome/Call Meeting to Order.

The meeting to order at 5:00 p.m. and declared there was a quorum.

II. Public Comments *See Guidelines (listed below)

No public comments

III. Consideration and action regarding the minutes of the meeting April 21, 2021.

Motion to approve the minutes of the April 21, 2021 meeting. It was moved by David Smith and seconded by Bob Adams to accept the minutes as presented. The motion carried unanimously

IV. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.

Staff presented the Commercial as prepared by Staff. The Commercial Summary List consisted of Items C, D and E, Item B was removed from Summary and put in Review. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously.

Staff presented the Residential Summary List consisted of Items 1-14. It was moved by David Smith and seconded by John Brown to approve the Residential Summary List as presented. The motion carried unanimously

V. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.

No executive sessions held

VI. Reconvene in Public Session.

No executive sessions held

VII. Consideration and Action of the Commercial Applications and Covenant Violations.

A. Consideration and action to discuss the committee's conditions of approval.

REG8 Sterling Ridge

6700 Woodlands Parkway, Suite 300

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

This item was heard by the full committee. Representatives were present to address the Committee. The Committee deliberated regarding the proposal and applicable standards. It was moved by Robert Heinemann and seconded by John Anderson to approve the request on the following conditions:

- Street side parking spaces may be replaced with an additional promenade walkway or seating area.
- New front primary entry door is conditionally approved.
- New trees are to be similar in size and species to the current trees that were damaged in the winter storm.

- Meet code requirements and comply with the Commercial Planning and Design Standards.
- Additionally, the Committee encourages the new tenant to mirror the other side but not require it. Lastly, there should be trees placed on both sides that match in type, size, and general location.

The motion carried unanimously.

B. Consideration and action for the proposed demolition plan.

8800 Technology Forest Place LLC

4000 Research Forest Drive / 8800 Technology Forest Place

Lot 0240 Block 0547 Section 0000/Lots 9024, 9046 Block 0051 Section 0999 Village of Research Forest

This item was heard by the full committee. Representatives were present to address the Committee. The Committee deliberated regarding the proposal and applicable standards. It was moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Proposed modifications to demolish portions of Building 100, 200, partial landscaping, courtyard, and complete removal of Building 400 are conditionally approved.
- Provide details of temporary waterproof barriers to be constructed at open curtain walls as necessary.
- Provide time frame of demolition and new construction process.
- Provide analysis of the existing and the proposed impervious site coverage and confirm it complies with the DCE.
- Construction Activity Plan shows all necessary fences, gates, dumpsters, and portable restrooms. Forest Preserve to have protective fencing around it.
- Building 100 – Removal of the south portion of the building to three (3) feet below grade is conditionally approved. Existing piers to be cut to three (3) feet below grade. Remove concrete tilt-up panels adjacent to the existing building to remain as indicated. Provide details for the new building structure.
- Building 100 – Removal of curved barrel vault roof, associated structure, and curtain wall at the north end of the building is conditionally approved. Existing columns and perimeter steel beams are to remain. Provide details of what will replace the roof structure and curtain walls.
- Mechanical demolition of existing Chilled Water Service Lines from the Central Plant between buildings 100, 400, and 200 is conditionally approved.
- Electrical demolition is conditionally approved and includes the removal of a Building 100 transformer and emergency transformer and generator, building 400 electrical service lines, transformer, and switchgear, and removal of Central Plant emergency transformer and two (2) backup generators.
- Plumbing demolition is conditionally approved to remove supply and wastewater lines and is to be capped as close to the source point of each line. Any plumbing removed is to be given to the owner.
- Applicant is conditionally approved to remove 30 trees at the west perimeter to extend drive access around to the south perimeter of the building and add a new southwest circular pickup/drop-off drive.
- Applicant is conditionally approved to close west existing drive, with placing eight (8) new trees at the removed drive and in Forest Preserve. Additional supplemental vegetation may be required at the Forest Preserve.
- Applicant is conditionally approved to cut a new southwest drive for new parking access and circular drive. Any trees removed must be replaced nearby and by caliper inch per caliper inch.
- Demolition is not to commence until all requirements as described in the conditions are met and verified by the staff or the Development Standards Committee.
- Must comply with Commercial Planning and Design Standards.
- This approval does not constitute the approval of any other entities such as the County. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

C. Variance request for a proposed sign package in which the building sign and monument sign do not match and the logo on the monument sign exceeds the maximum size allowed.

GSSR Real Estate LLC / Rooster Ridge Car Care

10441 Kuykendahl Road

Lot 0400 Block 0499 Section 0000 Village of Sterling Ridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the building sign as presented and deny the monument sign and require the owner revise and resubmit on the following conditions:

- The building sign is conditionally approved as submitted with black returns and trim caps for channel letters 14 inches in height with channel letters mounted directly to the building façade.
 - The applicant is **disapproved** for the monument sign as submitted and shall **revise and resubmit** per the following conditions:
 - Remove deco bands as they are not registered with the USPTO.
 - A variance is approved for resubmitted monument sign to include the USPTO registered logo, differing from the building sign.
 - The Sterling Ridge Sign Standards have been revised, and the applicant has two (2) options for the monument sign:
 - a. Internal illumination monument sign shall be modified so that the solid cast sign slab is replaced with an aluminum cabinet with a routed face panel backed with acrylic. Orange and blue lettering may be displayed. Orange and blue vinyl print on white acrylic backer shall be a rectangle shape behind the routed panel, not letter shapes, to avoid peeling of vinyl edges. Address numbers behind the routed panel shall be dark bronze acrylic. Stone base and side iron details may be reused.
 - b. External illumination monument sign may remain; however, the routed aluminum message panel shall be revised to a dark bronze backed with white acrylic for “Rooster Ridge Car Care” and logo. Address numbers shall be dark bronze 1/4-inch thick FCO letters, not 1/2 inch thick as submitted.
 - No other exterior signage other than specifically approved in this written disposition is approved at this time. All exterior signage must be submitted for review and written approval from the committee prior to fabrication and installation.
 - Must comply with the Commercial Planning and Design Standards.
 - This approval does not constitute the approval of any other entities. It is the owner’s responsibility to obtain those approvals.
- The motion carried unanimously.

D. Consideration and action to amend the committee's conditions of approval for the fence location.

Sabra Texas Holdings LP / Nexus Health Systems

9182 Six Pines Drive

Lot 1300 Block 0350 Section 0999 Village of Town Center\

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- The wrought iron fence is conditionally approved black in color with a tri-rail design and top pointed finials.
- The fence is conditionally approved a minimum of five (5) feet inward from the curb line.
- Applicant has elected not to extend fencing out around HVAC equipment; fence shall be installed in location as submitted.
- All vegetation shall be undisturbed. Any vegetation removed due to fence location shall be replaced. No trees may be removed.
- Fence is to be installed per local required code with appropriate safety devices on gates. ADA clearance at walkways and gates to be maintained.
- No other exterior modification other than specifically approved in this written disposition is approved at this time. All exterior modifications must be submitted for review and written approval from the committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

- This approval does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- E. Consideration and action to amend the shopping center criteria to allow for the use of logos and logotypes and to revise font size/color and location requirements.

Regency Centers LP / Cochran's Crossing Shopping Center

4747 Research Forest Drive

Lot 0004 Block 0000 Section 0039 Village of Cochran's Crossing

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the criteria change on the following conditions:

- Vinyl Graphic installation criteria for Door Identification, Hours & Emergency Sign and Credit Identification were updated for installation location and applied to interior surface of the glass.
- Façade Sign criteria was updated to allow Logo and/or Logotype and remove specific font requirement.
- Arcade Sign criteria was updated to allow Logo use, remove specific font and color requirement.
- Vinyl Door Graphics were updated to specify color (white), interior application, maximum size (288 sq. inches) and location (Door or window) and allow for logo and/or Logo type usage.
- Hours / Emergency Contact and Credit Card ID Graphics were updated to specify font type (Times Bold) color (white), interior application and maximum size (10 ½" x 12").
- Service Entry Graphics were updated for Goudy Bold Typestyle replaced with Time Bold typestyle.
- Suite numbers, unless specified within Zone Criteria, are to be white, vinyl die-cut, four (4") inch tall, Helvetica, installed on the exterior of the glass centered above the primary entrance door 2" above the mullion. Suite numbers must be consistent throughout the entire property or campus.
- Must comply with Commercial Planning and Design Standards.
- This approval does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

VIII. Consideration and Action of the Residential Applications and Covenant Violations.

1. Variance request for proposed room addition above the garage that encroaches into the rear twenty-foot setback, and may impact neighboring properties.

James Morrical

14 Lucky Leaf Court

Lot 12, Block 03, Section 30 Village of Panther Creek

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by John Anthony Brown to approve the revised proposed second story addition above the garage with the removal of the windows at the rear and the reduction in size to comply with the existing Initial Land Use Designation. The improvements must comply with the following conditions:

- Must meet code and pass final inspection.
- Owner must plant and maintain vegetation to the rear of the structure to soften and screen the view from the adjacent properties at the rear. Staff to review final plantings to verify compliance in accordance with the Committee's actions.
- Owner must ensure placement of the improvements do not halt or materially impede drainage as defined in the Residential Development Standards.

The motion carried unanimously.

2. Consideration and Action for a home business renewal.

Steven Gallia

2 West Trace Creek Drive

Lot 26, Block 02, Section 03 Village of Indian Springs

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by John Anthony Brown to approve the home business on the following conditions:

- Must comply with the Residential Development Standards.
- Home Business is approved for 2 years and owner must submit a renewal application no later than June 2023 for continued operation.
- The committee may revoke the permit in the event of a violations, observation of an impact or at the committee's discretion.

The motion carried unanimously.

3. Consideration and Action to proceed with legal action, for failure to comply with the Covenants and Standards for outstanding violations on the property.

Ileana Daniela Morales Zavala

3 Mistybreeze Circle

Lot 01, Block 05, Section 01 Village of Cochran's Crossing

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by John Anthony Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

4. Consideration and Action to proceed with legal action, for failure to comply with the Covenants and Standards for outstanding violations on the property.

Rk Cook Revocable Living Trust

38 West Misty Morning Trace

Lot 08, Block 02, Section 31 Village of Panther Creek

This item was heard by the Committee under the summary list as presented by staff. It was then moved by David Smith and seconded by John Anthony Brown to table the item; the owner has completed repairs on the stairwell and will be pressure washing soon. The motion carried unanimously.

5. Variance request for proposed detached patio cover that will not respect the rear 25 foot setback.

Mark and Sophia Borneleit

10 Yellowstar Court

Lot 16, Block 01, Section 29 Village of Creekside Park West

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed patio cover on the following conditions: Standard conditions must meet code and pass all inspections. Maintain existing evergreen trees and shrubs for screening. Staff to review upon completion to determine if any screening needed. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

6. Variance request for proposed patio cover that has plans that are not stamped by a structural engineer.

Olatunji and Olubukun Ogundeji

59 West Spindle Tree Cir

Lot 31, Block 02, Section 73 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed patio cover on the following conditions:

Conditionally approve, meet code and pass inspections. Staff to review upon completion to determine if any screening is needed to the side. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

7. Variance request for proposed pergola with integrated summer kitchen and fireplace that exceeds the maximum allowed hard surface area.

Brian S Twellman

19 Stanwick Place

Lot 37, Block 01, Section 03 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed pergola, summer kitchen and fireplace on the following conditions:

to conditionally approve - Standard conditions must meet code and pass all inspections. Plant and maintain 2 30-gallon native trees. Plant and maintain evergreen trees or shrubs at least 7' at time of planting to screen to rear and the side of the pergola. Staff to review upon completion to determine if any additional screening needed. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. All conditions must be met within 150 days of approval. The motion carried unanimously.

8. Variance request for Concept approval of a proposed patio cover with storage space that will not respect the rear 15 foot setback.

Michael & Georgianna Teeple

105 Summer Lark Place

Lot 02 Block 01 Section 10 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed patio cover with storage space on the following conditions:

Conditionally approve Concept, submit final plans, survey, documents and fees, meet code and pass inspections. Staff to review final plans upon submittal for compliance. Maintain existing evergreen vegetation for screening. Staff to review upon completion to determine if evergreen screening is needed to side adjacent property. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

9. Request for approval for a Short-Term Rental.

Hylara Azevedo

30 Tranquil Glade Place

Lot 0027, Block 0002, Section 0009 Village of Indian Springs (TWA)

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed Short-Term Rental on the following conditions:

Approve on the condition that the owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by May 2022. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously

10. Request for approval of a renewal of a Home Business – Pet Grooming

Krista Hamilton

3 Sagamore Ridge Place

Lot 19 Block 01, Section 14 Village of Creekside Park

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed Home Business- Pet Grooming on the following conditions: Approve as presented on the condition the home business remains in compliance with the Standards. Hours of operation are only on Saturdays. Garage door to remain closed while business takes place. All clients to park on owner's driveway. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than May 2023. The motion carried unanimously

11. Request for approval of a renewal of a Home Business – Wellness Therapy

Sean Jordan and Janet Anderson

166 Pinto Point Place

Lot 80, Block 01, Section 12 Village of Creekside Park

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed Home Business- Wellness Therapy on the following conditions:

Approve as presented on the condition the home business remains in compliance with the Standards. All clients to park on owner's driveway. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than May 2023. The motion carried unanimously

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Victor M Solis

74 North Whistling Swan Place

Lot 20, Block 2, Section 21 Village of Creekside Park

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed Legal Action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view and by continuing to store basketball goal at least 20 feet from the street pavement edge or no less than halfway up the drive or adjacent to the dwelling or garage) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Brett A Kappmeyer

51 North Creekmist Place

Lot 30, Block 2, Section 4 Village of Harper's Landing at College Park

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed Legal Action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view and by submitting an application for flagpole in front yard) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Adam Gorelick

18 Jardine Court

Lot 19, Block 1, Section 3 Village of Harper's Landing at College Park

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by John Brown to approve the proposed Legal Action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by replacing and/or repairing damaged fence pickets, by securely attaching fence pickets, by installing a top rail to section of fence that was replaced and by removing debris outside the fence) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

15. Consideration and discussion associated with the existing pool at 35 North Seasons Trace requested by affected neighbor at 35 Player Green Place.

Francisco Tarazona

35 SEASONS TRACE

Lot 09, Block 01, Section 19 Village of Sterling Ridge

Affected Neighbor

Morris and Barbara Reinisch

35 Player Green Place

Lot 21, Block 01, Section 18 Village of Sterling Ridge

Committee reviewed and took no action - they agreed with staff approach to confirm with owner or their representative that the pool overflow is not directed at the neighbor and drains to the street.

16. Request for variance for a proposed driveway that does not respect the side five foot easement.

Christopher and Dorothy Rawson

6 Gentle Haze Court

Lot 14, Block 01, Section 15 Village of Sterling Ridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by David Smith to conditionally approve the driveway follows:

Reduce to 2' concrete. Addition must follow edge of driveway to street. Must be at least 2' from manhole.

Approval by this committee does not constitute approval by the additional entities. It is the owner's

responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. All conditions must be met within 150 days of approval. The motion carried unanimously.

17. Request for variance for a proposed storage shed with associated paving that exceeds the maximum height and square footage allowed.

Theresa and David Wright

10 Otter Lodge Place

Lot 15, Block 01, Section 86 Village of Sterling Ridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by David Smith and seconded by Arthur Bredehoft to conditionally approve storage shed with associated paving as follows:

Option 1 – Location not approved – relocate to rear yard. Allow the height and the square footage. Submit revised survey with new location – Staff to review plans for compliance and to determine if screening needed.

Option 2 – Comply with standards - reduce height to 9', reduce square footage to 120 ft²

Plant and maintain evergreen trees or shrubs to screen to side. Staff to review upon completion to determine if sufficient.

The motion carried unanimously.

18. Request for variance regarding proposed exterior lighting that may not be consistent with the Standards regarding Seasonal or Exterior lighting.

Maria W and James E McIntosh

55 East Green Gables Circle

Lot 14 Block 01 Section 09 Village of Alden Bridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by David Smith to:

Tabled for the owner and contractor to work with DSC representative -John Anderson and staff to get a better idea of how the proposed lighting system looks on the home. To be placed on a future agenda. The motion carried unanimously.

19. Request for approval of a renewal of a Home Business – Hair Salon

Aida Picone

10 Camber Pine Place

Lot 14 Block 01 Section 61 Village of Alden Bridge

THIS ITEM WAS TABLED

20. Variance request for proposed patio cover with integrated summer kitchen and fireplace that does not respect the rear 25' setback and exceeds the maximum allowed hard surface area.

Thomas and Shelly Sitton

51 West Old Sterling Circle

Lot 21, Block 02, Section 03 Village of Sterling Ridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by David Smith and seconded by John Brown to conditionally approve patio cover, summer kitchen and fireplace as follows:

Conditionally approve with the allowance of the additional 50 ft² hard surface area. Standard conditions must meet code and pass all inspections. Maintain existing evergreen trees and shrubs for screening. Staff to review upon completion to determine if any screening needed.

Submit a drainage plan by a Professional Licensed Engineer registered with the Texas Board of Professional Engineers or licensed landscape architect.

- Drainage plans should show any natural change in grade and define the direction the

water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins, gutters and drain outlets. Additionally, a certificate of completion submitted and signed by the Engineer certifying compliance and completion of installation must be submitted.

The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition.

All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

21. Request for variance for existing storage building/garage which does not respect the left & rear easements, and the rear 25 foot setback. Additionally, it exceeds the maximum floor area permitted of 120 Square feet, it exceeds the maximum height and is not screened from view as required by the Standards.

Daniel Santos Lara and Paredes Jennifer Natali Rattia

19 Thundercloud Place

Lot 25 Block 02, Section 29 Village of Creekside Park West

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by David Smith to disapprove as submitted building/garage as follows:

Disapproved as submitted – revise and resubmit as follows:

- Remove out of the easements – side 5’ and rear 10’
- Remove out of rear 25’ setback
- Reduce height to meet Standards – 9’
- Reduce square footage to meet Standards – 120 ft²
- Move farther from side property line – minimum 10’ to allow for vegetation to screen
- Submit screening plan - Plant and maintain evergreen trees/shrubs at least 7-8’ tall at time of planting to screen to front, rear and side. Staff to review upon completion.
- Submit plan for pathway to shed

SUBMIT REVISED PLANS.

The motion carried unanimously

IX. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic and other conditions such as recent winter weather.

None added items at this time

X. Member Comments

John Anderson volunteered to be the committee member assigned to item 18.

XI. Staff Reports

No reports at this time

XII. Adjourn

Chair Arthur Bredehoft made the motion to adjourn it was seconded by John Anderson. The meeting was adjourned at 7:30 p.m.